



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 10/30/2012**

TOWN OF ARLINGTON  
 MINUTES  
 COMMITTEE MEETING  
 PERMANENT TOWN BUILDING COMMITTEE  
 Tuesday, October 30, 2012

PRESENT: Adam Chapdelaine, Diane Johnson, John Maher, John Cole, Alan Reedy, Mark Miano, Michael Boujoulian

ABSENT: Jeff Thielman, Suzanne Robinson

GUESTS: Capt. Flaherty, Police Department  
 Eric Ammondson, Ammondson Architects  
 W. Dalton, WES Construction

Meeting was called to order at 7:30pm

Storm Damage. Mr. Dalton reported that WES was called to the building the previous evening during the storm to address leakage from their temporary protection at the penthouse. WES addressed leaks in the Men's and Women's 2nd floor Staff toilet rooms. Ongoing leaks were also present that could not be addressed.

Potential change orders. Mr. Ammondson presented the latest WES PCO log (see attached). To date, there are 17 PCO's. Two (PCO 12 and 14) have been rejected. One (PCO 1) was incorporated into CO1. Four (PCO 2,5,6 and 11) have been presented to the PTBC and are included in CO2 (see Item 6 below). Two more have been presented to the PTBC and accepted by Ammondson (PCO 3 and 8). Two are estimates (PCO 15 and 17). The remaining PCO's are being negotiated with WES. The total amount of PCO's (less voided items) is \$101,357.77. Including CO 1 and 2 and PCO 3 and 8, the amount of approved PCO's is \$38,983.00. The Town's Project Contingency is \$262,257. We discussed that the project is approximately 30% completed and that unforeseen conditions will likely continue to be identified until all demolition is completed.

Schedule. Mr. Dalton reviewed his updated schedule with substantial completion by 3/13/13. WES has not requested additional time for any of the PCO's. Mr. Dalton noted that the two items most sensitive to cold weather are the stucco and masonry. Stucco is scheduled to be completed 12/3 and masonry 12/7. Mr. Dalton feels he can complete these during the month of November without providing temporary heat. He has money in his budget for temporary heat for stucco at the building entry but if heat is required for work on the west tower, he will ask for an extra for that due to delays in changing from 7/8" to " thick stucco. Mr. Dalton expects to release windows and skylights by 11/13. His greatest schedule concern is the timely delivery of these two products.

Cusack Terrace Stair Tower - Mr. Ammondson discussed the status of the investigative work. Holes were cut through the interior south wall surface of Cusack Terrace Stair 2 at each of the four floors. SGH is completing their report and expect to issue it on 10/31/12. The report will include minor masonry repairs to be performed to the exterior of the Cusack Terrace south wall so that the wall can be closed up and the ACSB work completed. It was agreed that this will conclude the work to be performed by the Town relative to the existing construction of Cusack Terrace. The PTBC directed Ammondson to forward the SGH report to Mr. Chapdelaine for distribution to the AHA and the Arlington Inspectional Services Department.

HVAC Emergency Work. Mark Miano has received revised pricing from Johnson Controls for replacement of the 4 non-functioning heat pumps and associated work. Mr. Miano is awaiting comments from Architectural Engineers prior to proceeding with this work.

Groundwater Filtration System. Mr. Ammondson noted that the system was largely removed by the Town. Mr. Miano stated that there are small portions that could not be removed until some of the construction materials are out of the way.

Change Order 2. Ammondson presented Change Order 2 in the amount of \$16,233.00. This includes PCO's 2, 5, 6 and 11. The PTBC approved this change order.

Meeting adjourned at 9:00 pm

Respectfully submitted,

Adam Chapdelaine